



A Real Estate Solution to Optimize Colorado Front Range Distribution



Challenges:

Company's Busiest LTL Hub Struggled to Maintain Operational Needs

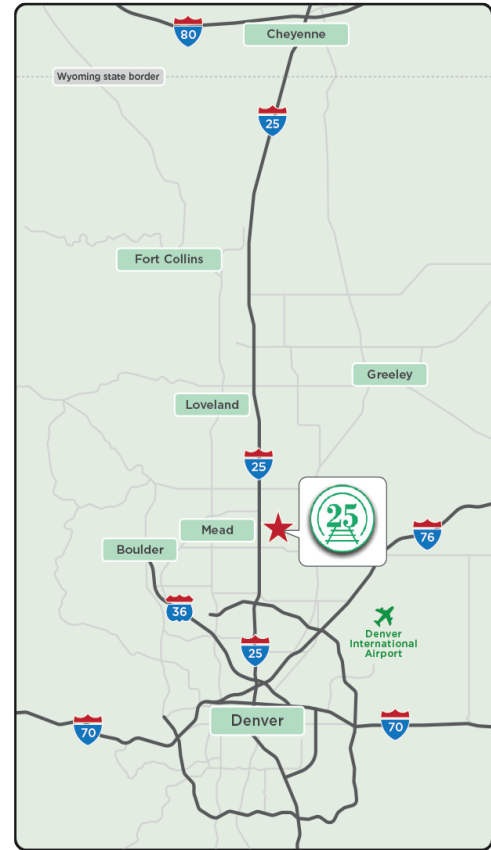
Prior to finding relief at its location in North Metro Denver, FedEx faced significant obstacles with its ground facility in Henderson, Colorado. As the busiest LTL hub in the nation for FedEx, the facility struggled to maintain seamless delivery operations due to its immense volume. Further, Denver's competitive labor market made it challenging to secure quality team members to address the facility's needs. FedEx knew it needed a creative solution, and one that would likely require a new location to meet its e-commerce growth and efficiency standards while exceeding customer expectations. Aware that Denver's Metropolitan Statistical Area was pushing north, FedEx quickly narrowed its focus to finding a location primed for efficiency, complete with robust transportation connections and a readily available workforce to meet customer demand for the region.

Solution:

Prime Location in North Metro Denver

Acknowledging the constraints the company was experiencing with a single location in Denver, the leadership team at FedEx began looking at a potential site along the I-25 corridor in North Metro Denver. This site provided the benefit of enhanced access to customers in Northern Colorado and the I-80 corridor, while maintaining connectivity to the Henderson hub. Combined with the immediate access to I-25, unmatched visibility, and its proximity to major labor markets in Denver, Boulder/Loveland, Fort Collins, and Greeley, the site in North Metro Denver would greatly expand the company's labor options and allow employees to enjoy an elevated quality of life.

Adjacent to Access 25 Industrial Park in Mead, Colorado, FedEx found an ideal strategic solution for its growing consumer demands. With 9% projected increase in commercial growth in Northern Colorado by 2025, it's no surprise that Fortune 50 companies such as Amazon, Walmart and Home Depot — which use their supply chain to create a competitive advantage — have selected this area to expand their distribution operations along I-25.



Results:

Operational Savings with an Improved and Expanded Labor Force

Logistics – Efficient Connectivity

Creating a true hub-and-spoke model, convenient I-25 access enables efficient shipments directly to the Henderson hub for further distribution to markets like Kansas City.

Labor – Available Labor with Strong Work Ethic

North Metro Denver communities along the I-25 corridor are home to a dedicated workforce, which FedEx has experienced firsthand with low turnover rates and minimal shrinkage. By offering a competitive wage, a positive work environment, growth opportunities, and strong leadership, FedEx has achieved remarkable operational efficiencies.

Location – High Quality of Life

Located in the City of Mead, Colorado, FedEx benefits from a municipality defined by its strong community values, quality of life, well-rated schools, limited commuting times, and pro-business nature that favors flexible and sensible permitting timelines.

Looking Ahead:

Optimizing Location, Efficiency and Employee Satisfaction

The FedEx facility, adjacent to Access 25 Industrial Park, is an example of the power of strategic planning. The new facility has enabled FedEx to achieve significant time savings and cost efficiencies, enhancing service to customers in the greater Denver market and beyond.

Access 25 offers fully entitled land, ready for immediate construction at competitive prices.